130.0	0001	0018.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	812,700	/	812,700
USE VALUE:	812,700	/	812,700
ASSESSED:	812,700	/	812,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		OAK KNOLL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOOB LISA
Owner 2:	LAWRENCE DEVIN A
Owner 3:	
Street 1:	20 OAK KNOLL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LARASON LAGOY JEFF -
Owner 2:	LARASON LAGOY STEPHANIE -
Street 1:	20 OAK KNOLL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,989 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Brick Veneer Exterior and 1580 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6989.000	245,200	800	566,700	812,700
Total Card	0.160	245,200	800	566,700	812,700
Total Parcel	0.160	245,200	800	566,700	812,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.37 | /Parcel: 514.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84090
GIS Ref:
GIS Ref:
Insp Date: 07/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 130.0-0001-0018.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	245,100	800	6,989.	566,700	812,600	812,600	Year End Roll	12/18/2019
2019	101	FV	200,600	800	6,989.	598,200	799,600	799,600	Year End Roll	1/3/2019
2018	101	FV	200,600	0	6,989.	440,800	641,400	641,400	Year End Roll	12/20/2017
2017	101	FV	200,600	0	6,989.	421,900	622,500	622,500	Year End Roll	1/3/2017
2016	101	FV	200,600	0	6,989.	390,400	591,000	591,000	Year End	1/4/2016
2015	101	FV	199,700	0	6,989.	327,400	527,100	527,100	Year End Roll	12/11/2014
2014	101	FV	199,700	0	6,989.	319,900	519,600	519,600	Year End Roll	12/16/2013
2013	101	FV	199,700	0	6,989.	304,800	504,500	504,500		12/13/2012

!10174!

PRINT

Date	Time
12/11/20	00:30:46

LAST REV

Date	Time
09/05/18	09:50:42
danam	
10174	

USER DEFINED

Prior Id # 1:	84090
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARASON LAGOY J	53710-491		10/22/2009		463,340	No	No		
ROWE WILLIAM C	41520-226		11/28/2003		475,000	No	No		
	21535-277		11/1/1991		11	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2018	992	Re-Roof	18,865	C				
1/13/2017	51	Insulate	2,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2018	Inspected	CC	Chris C
5/25/2018	MEAS&NOTICE	HS	Hanne S
2/26/2009	Measured	372	PATRIOT
4/17/2000	Missed Appt.	276	PATRIOT
11/18/1999	Mailer Sent		
11/3/1999	Measured	243	PATRIOT
7/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6989		Sq. Ft.	Site		0	90.	0.90	10									566,700						566,700	

Total AC/HA: 0.16045 | Total SF/SM: 6989 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 566,700 | Spl Credit | Total: 566,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	19 - Texture 111	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.31455696
Const Adj.:	1.02489746
Adj $ / SQ:	127.992
Other Features:	85055
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355433
Depreciation:	110184
Depreciated Total:	245249

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

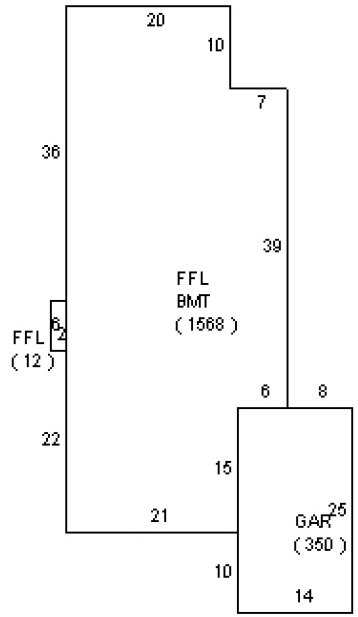
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	127.99
Special Features:	0	Val/Su Net:	70.10
Final Total:	245200	Val/Su SzAd	155.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,580	127.990	202,228
BMT	Basement	1,568	38.400	60,208
GAR	Garage	350	22.690	7,943
	Net Sketched Area:	3,498	Total:	270,379
Size Ad	1580	Gross Are	3498	FinArea 1580

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

130.0-0001-0018.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X18	A	AV	2010	3.99	T	7.2	101			800			800

More: N | Total Yard Items: 800 | Total Special Featues: | Total: 800

IMAGE

AssessPro Patriot Properties, Inc